



COMMUNITY DEVELOPMENT

NOTICE OF LAND USE PUBLIC HEARING

Project Name: Park Place Middle School Renovation **File Number:** SITE2016-01, VR2016-01, CAE2016-01

Description: The applicant, Rebecca Baibak, on behalf of Monroe Public School District, has requested site plan review, a variance from the required parking and a public agency utility exception for the Park Place Middle School Modernization. The **site plan review** is for the removal and retention of various school buildings on site. Specifically, the school intends to demolish the existing 109,912 square foot building and replace it with a 2 story approximately 128,000 square foot building in its place. The existing gymnasium will remain and undergo renovations and be incorporated into the new building. Building F on the plans will remain but will not be used for school purposes. The **variance** request is to reduce the number of required parking spaces per MMC 18.86.050, which requires a total of 802 parking spaces. The request is to reduce the number of required spaces by 605 parking spaces and provide 197 parking spaces. The School District is requesting the **public agency utility exception** per MMC 20.05.050(C)(1) which allows for exceptions to the Critical Areas Ordinance by public agencies or utilities. The exception is to continue to encroach into the buffer as well as upgrade the existing facilities.

Location: The site is located at 1408 West Main Street 179th, in Township 27 N, Range 6 E, Section 1, SW ¼., SW ¼.; Section 2, SE ¼, SE 1/4, W.M. (Tax ID No. 27060200409400; 27061100100300; 27060100306500; 27061200201000).

Applicant/Contact: Rebecca Baibak, Integrus Architects, 117 South Main Street, Suite 100, Seattle, WA, 98104

Date of Application: January 6, 2016

Date of Notice of Complete Application: February 4, 2016

Approvals Required: Site Plan Review, Variance, and Public Agency Utility Exception, Grading, Building, and Right of Way Disturbance Permit (ROW).

Application Process: A Variance is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter 21.20.050(A). A Public Agency Exception has a public hearing review process per Monroe Municipal Code 20.05.050(C)(1). They both require a public hearing and decision before the Hearing Examiner.

Studies Required: Critical Areas Report, Traffic Study, Geo Tech Report, and a Wetland Delineation.

Date of Notice of Application (NOA): February 16, 2016

Date of Notice of Determination of Non-significance (SEPA): January 6, 2016 (Monroe School District acted as lead agency and issued the SEPA determination).

Notice of Public Hearing: Friday, April 15, 2016 at 10:00a.m by the Hearing Examiner in the Council Chambers at City Hall, 806 West Main Street, Monroe WA.

Staff Contact: Kristi Kyle, Senior Planner at 360.863.4513 or kkyle@monroewa.gov

Posted/Mailed: March 29, 2016

Published: March 29, 2016

HOW TO USE THIS NOTICE

TO LEARN MORE ABOUT A PROJECT:

- Contact the City's Permit Supervisor, Kim Shaw at 360.863.4532 or the planner assigned to the project.
- Review the project file at the City's Permit Center, 806 West Main Street, Monroe, WA 98272 or on the City's website @ www.monroewa.gov/parkplace.
- Hours: 8 a.m. - 5 p.m. M-F, Closed Holidays

TO COMMENT ON A PROJECT:

- Comments on a project scheduled for a hearing before the Hearing Examiner may be made by submitting them to the Permit Center prior to the open record hearing or provide other relevant information may do so in writing or appear in person before the Hearing Examiner at the time and place of the public hearing. The Hearing Examiner is required to issue a recommendation on this project pursuant to MMC 21.50.030 (D). The Hearing Examiner's recommendation shall be forwarded to the City Council within 14 days of the recommendation being issued.
- City of Monroe only publishes the land use applications that are required by the Monroe Municipal Code. Persons will receive notice of all decisions on which they have submitted written comments, regardless of whether or not they are published.
- You may become a party of record for a project by: 1) submitting original written comments and request to become a party of record to the City Planning Division prior to the hearing; 2) testifying at the hearing; or 3) entering your name on a sign-up register at the hearing.

HOW TO REACH US:

The Permit Center for the City of Monroe Community Development Department is located in City Hall at 806 West Main Street, Monroe WA 98272. For information about the project or to view the project file, contact Permit Supervisor, Kim Shaw, at 360.863.4532 or kshaw@monroewa.gov

**Accommodations for people with disabilities will be provided upon request.
Please contact City Hall at (360) 794-7400 and allow one-week advance notice**